

Property Consultants



Crosthwaite
COMMERCIAL

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

For Sale

2 Red Lion Yard, Rotherham S60 1PN



- Town Centre Retail Premises
- 3 Storey Building with Car Space & Separate Store
- Rare Opportunity to Purchase Town Centre Property
- 1,000 sq ft approx
- Freehold For Sale

www.crosthwaitecommercial.com

LOCATION

Red Lion Yard is a popular pedestrian walkway close to All Saints Square in Rotherham town centre, running between Bridgegate and Effingham Street.

The property is adjacent to Pantry Green, a busy coffee shop, close to McDonalds, Carphone Warehouse and Rotherham's indoor markets.

DESCRIPTION

The property is constructed on 3 floors providing retail space at ground floor level with retail/storage space at first floor and further storage and staff facilities on the second floor.

There is a small external store included if required.

ACCOMMODATION (Approx net internal areas)

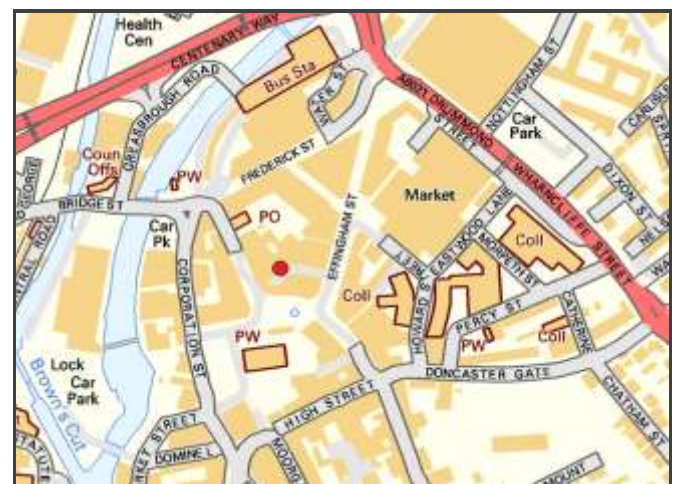
Ground Floor	260 sq ft	24.2 sq m
First Floor	334 sq ft	31.0 sq m
Second Floor	373 sq ft	34.6 sq m
Sub Total	967 sq ft	89.8 sq m
External Store	35 sq ft	3.3 sq m
Total	1,002 sq ft	93.1 sq m

RATES

The 2017 rating assessment is: -

Shop and Premises R.V. £4,100

100% small business rates relief may be available, subject to status.



SUBJECT TO CONTRACT & AVAILABILITY
Revised April 2018

PRICE

Offers around **£95,000** are invited.

VAT

We understand the price will NOT be subject to VAT.

TENURE

The premises are offered freehold.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com